

DELEGATED APPLICATION REPORT

Address: Allison Court, 136 Oxford Road

Application No: 181013 / FUL

Proposal: Erection of fence.

Applicant: Miss Anne Greenish

Date received (valid from): 11/06/2018

Target Decision date: 06/08/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site relates to the grounds of the Allison Court flats on the north side of Oxford Road on the corner with George Street. The application site contains two buildings which in turn contain a total of 22 flats.

The surrounding area is mixed use but predominantly residential and fall just outside of the Reading Central Core Area.

The application buildings are not listed, nor are they located within a conservation area. However the boundary for the Russel Street / Castle Hill conservation area is situated along this part of Oxford Road and no.s 187, 189, 191, 193, 195, 197, 199, 201 and 203 Oxford Road (opposite the application site) are listed buildings.

2. The Proposal

It is proposed to erect a fence along the perimeter of the application site that faces Oxford Road and George Street. The fence would have a total length of 90m and be 1m high with a bow top finish. The fence would contain three gates to allow access to the Allison Court Flats.

3. Consultation

Neighbours consultation:

No.s 187, 189, 191, 193, 195, 197, 199, 201 and 203 Oxford Road and 2, 4, 7 and 9 George Street and 1 James Street have been notified of the application and two site notices have also been displayed at the site from the 10th July 2018.

No responses have been received.

The applicant has completed Certificate B and served notice on RBC who owns the land. No response has been received from RBC Valuers.

4. Plans and Documents Considered

The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

Drawing No.:

- Q8373/AS/001 - Proposed Elevation of 1000H Bow Top Fencing & D/L Gates
- Location Plan
- Block Plan

As received: 09/06/2018

5. Relevant Planning History

None

6. Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. Relevant Planning Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Reading relevant to the application site comprises the Reading Local Development Framework '*Core Strategy*' 2008 (Altered 2015) and '*Sites and Detailed Policies Document*' 2012 (Altered 2015).

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

The '*National Planning Policy framework*' ('NPPF') 2012 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

8. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework;

National Planning Policy Guidance;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS7 Design and the Public Realm

CS33 Protection of the Historic Environment

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 (Safeguarding Amenity)

DM10 (Amenity Space)

DM12 (Access, Traffic and Highway-Related Matters)

9. Appraisal

The main issues to be considered are:

- Impact on character of the surrounding area
- Impact on the setting of listed buildings and conservation area
- Impact on neighbouring amenity

Impact on the character of the surrounding area

It is proposed that the new fence would follow the boundary of the curtilage of the Allison Court flats along Oxford Road and George Street. Being a large corner plot the application site is prominent in the street scene along both Oxford Road and George Street. The proposed fence would be 1m high, not including the small step up (between 0.2m and 0.5m) from the pavement to the application site.

Black metal fences and railings are common in the surrounding area. To the west 7 George Street and Oxford Road Community School, both of which neighbour the application site, both use black metal railing or fences for the boundary treatment. To the east Allison Court is neighboured by the car park for the Central Swimming Pool which also presents a black steel fence, of similar height and design to the proposal, to Oxford Road. To the south, opposite the application site, there is another black metal fence of equivalent height and design to the proposal that separates the land associated with the terrace row from the pavement.

As such it is considered that a black metal fence of the scale and design proposed would integrate satisfactorily with the character of the surrounding area and that the proposal accords with Policy CS7.

Impact on the setting of listed building and conservation area

To the south of the application site, on the opposite side of Oxford road, is the Russel Street / Castle Hill conservation area. There are also an assortment of listed buildings with no.s 187, 189, 191, 193, 195, 197, 199, 201 and 203 Oxford Road all being listed buildings. As such the impact of the development of the setting of the listed buildings and conservation area is a material consideration in determining this application.

As noted above the proposed fence is considered to satisfactorily integrate with the visual amenity of the surrounding area and would not have a significant adverse impact on preserving the listed buildings, their setting or any features of special architectural or historic interest that they possess. It is also considered that the proposed development would not negatively impact on the desirability or character of the conservation area.

The proposal accords with Policy CS33.

Impact on neighbouring amenity

The only neighbouring property potentially affected by the proposed development is 7 George Street located to the north west of the application site. Given the minor scale of the proposed fence and that it would be set off the front elevation of no.7 by 3m, it is not considered that the proposal would have an adverse effect on neighbouring amenity.

The proposal accords with Policy DM4.

Other Issues

Community Infrastructure Levy

The proposal would not be liable for the Community Infrastructure Levy (CIL)

Highways and Access

The proposed fence is located in a position that would not cause a physical obstruction to members of the public using the highway. Three double gates will be placed in the fence to allow to the pavement along Oxford Road and George Street.

10. Recommendation

Grant planning permission, subject to the following conditions:

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the construction of the external surfaces of this development shall be galvanised and polyester black powder coated steel as shown on the approved plans or documents.

Reason: in the interests of ensuring that the new development appears in keeping with the existing building or surrounding area in accordance with Policy CS7

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No.:

- Q8373/AS/001 - Proposed Elevation of 1000H Bow Top Fencing & D/L Gates
- Location Plan
- Block Plan

As received: 09/06/2018

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

Informatives

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
2. The applicant's attention is drawn to Building Regulations requirements. Please contact Building Control on 0118 937 2449 for advice.
3. The construction (and demolition) of the development will be subject to environmental health law and the applicant is referred to:
<http://beta.reading.gov.uk/environmentalprotection>
4. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the statutory time period.